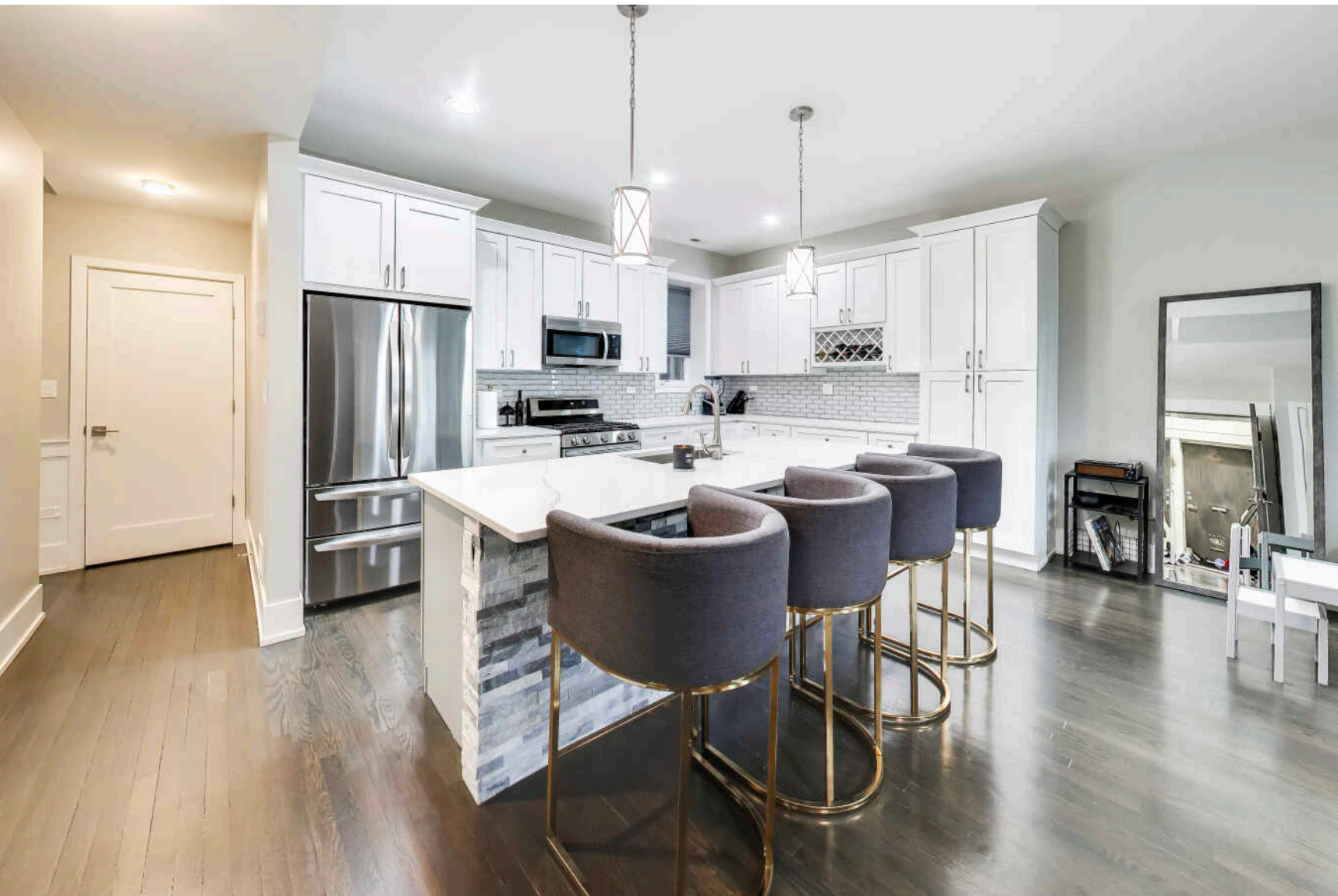


616 E 46TH STREET #2
GRAND BOULEVARD





ROOM DIMENSIONS

LIVING ROOM : 12' x 21'

KITCHEN : 14' x 10'

PRIMARY BEDROOM : 10' x 11'

SECOND BEDROOM : 10' x 10'

THIRD BEDROOM : 10' x 10'

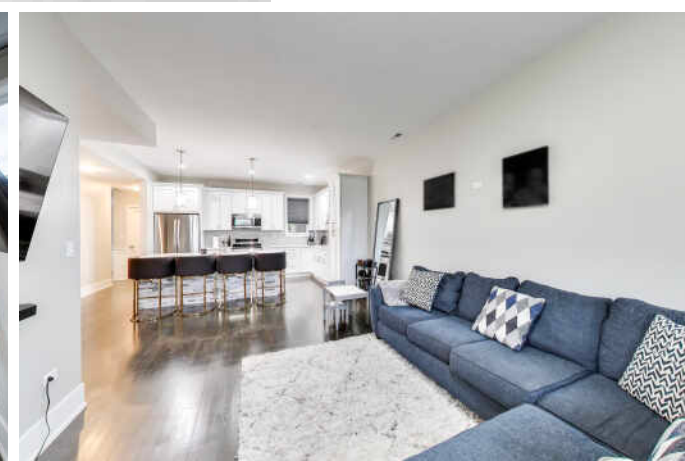
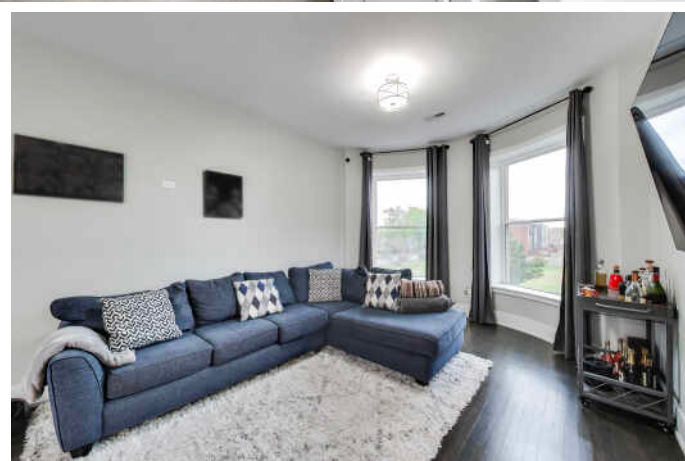
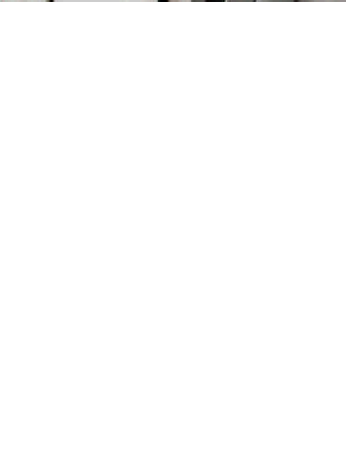
3 BEDROOM

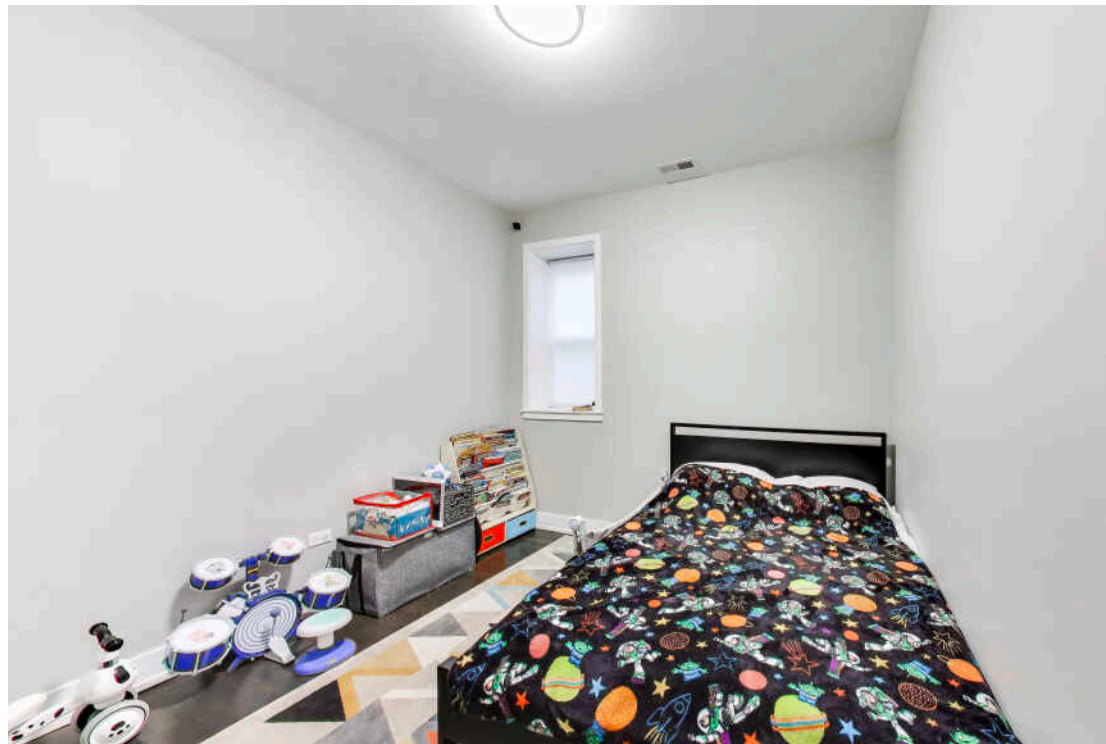
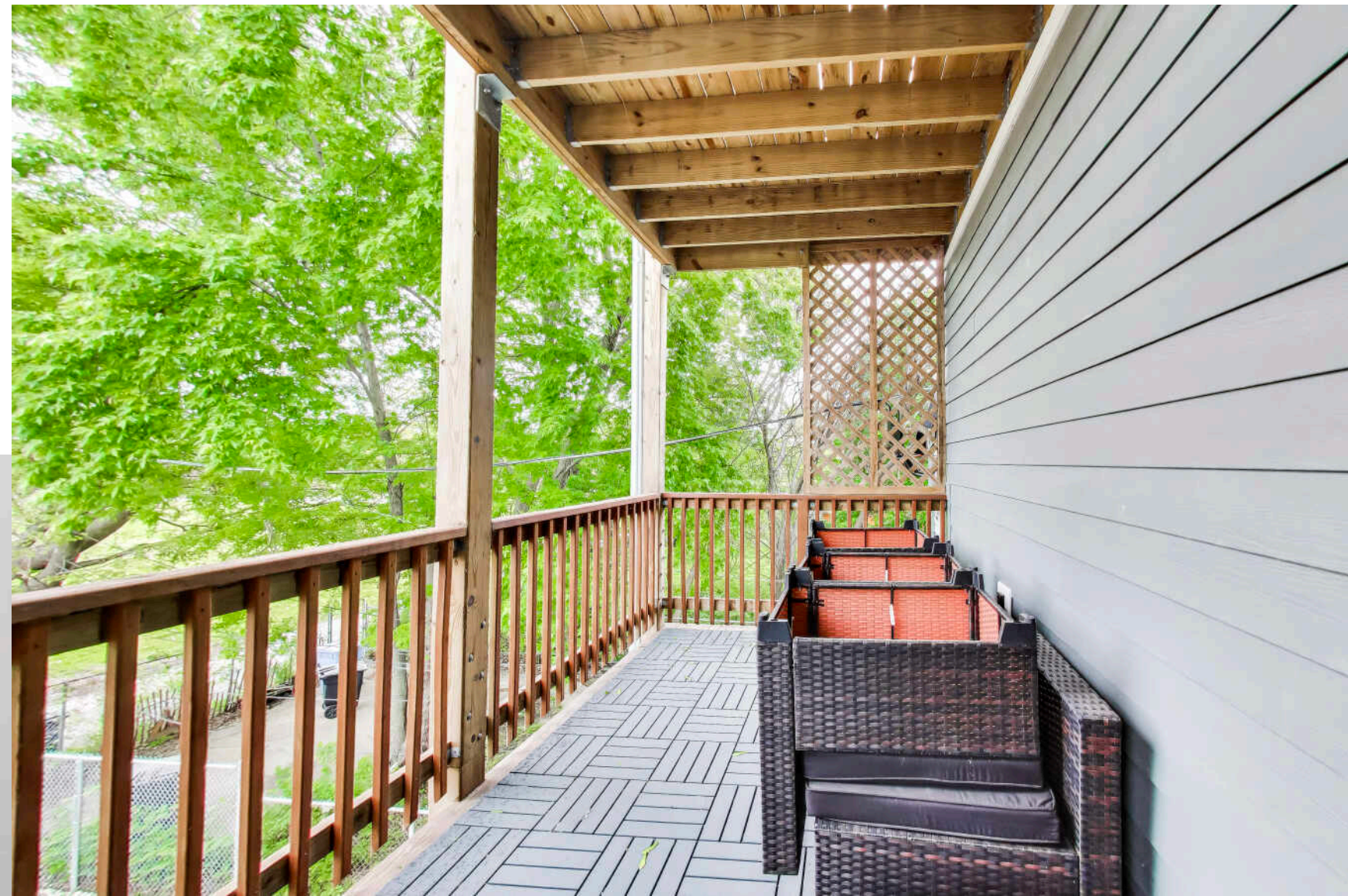
2 BATH

TAXES: \$5,768

ASSESSMENTS: \$309 / MONTH

Beautifully updated and move-in ready, this spacious 3 bed, 2 bath condo offers the perfect blend of modern finishes, quality craftsmanship, and functional living in an ideal Bronzeville location. Located in a building fully rehabbed in 2022, the home features hardwood floors throughout and a thoughtfully designed layout with a large kitchen complete with quartz countertops, stainless steel appliances, beautiful tile backsplash, abundant cabinetry, and generous counter space - perfect for both everyday living and entertaining. The bright and airy living room is filled with natural light from expansive south-facing windows, creating a warm and inviting atmosphere throughout the day. The spacious primary suite offers a true retreat with a walk-in closet and a beautifully designed ensuite bath featuring a double vanity and large shower with a sleek glass enclosure. Two additional well-sized bedrooms provide excellent flexibility to best fit your needs and lifestyle. Enjoy relaxing or entertaining on the rear deck. Additional features include in-unit laundry, a private storage closet in the basement, and a dedicated exterior parking space. Ideally situated just minutes from public transportation, Hyde Park, University of Chicago, shopping, dining, and everyday conveniences.







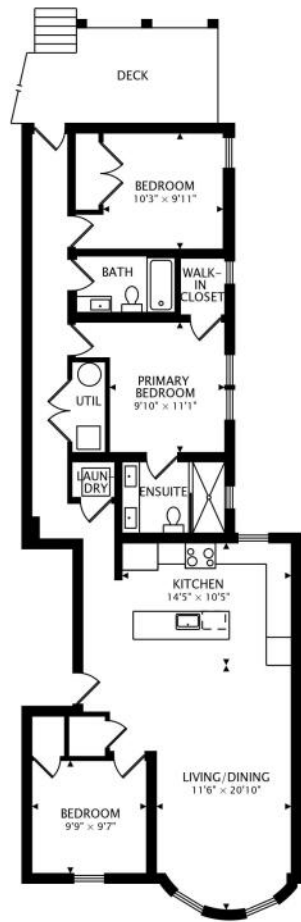
THE **GRAND BOULEVARD** COMMUNITY HAS UNDERGONE A REVIVAL.

Restoration efforts have focused on the area's rich history that includes the bustling hub of Bronzeville, a cultural mecca that many of Chicago's notable artists called home.

Businesses have begun to move back to the area, and there is an array of housing options including newly built condominiums, townhomes, and single-family residences along with renovated greystones. The neighborhood is also home to historic landmarks that offer guided tours and provide further insight into the area's unique history.

Residents and visitors enjoy the sprawling 366-acre Washington Park with walking trails and a community garden. Talented musicians abound at any one of Bronzeville's jazz lounges, while restaurants feature delicious bites. The revitalized boulevard from which the area takes its name is now known as Martin Luther King Jr. Drive, and many of the neighborhood's businesses are centered around this main throughfare that continues to grow.

Just five miles south of Chicago's Loop, Grand Boulevard's location further enhances its appeal.



NOTES _____



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